



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA09/2024/0732/O

Date of Application: 18 June 2024

Site of Proposed Development: 30M South West of 68 Hillhead Road Toomebridge

Description of Proposal: Dwelling and garage under policy CTY2A

Applicant: Mr Damian Barton
Address: 68 Hillhead Road
Toomebridge
BT41 3SP

Agent: CMI Planners
Address: 38A Airfield Road
Toomebridge
BT41 3SQ

Approved Plan(s): 01,

Mid Ulster District Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

Condition 1

An application for approval of the Reserved Matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted shall be begun by whichever is later of the following dates:-

- i. the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

Condition 2

Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the Reserved Matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: To enable the Council to consider in detail the proposed development of the site.

Condition 3

During the first available planting season following the occupation of the dwelling hereby approved, a landscaping scheme, as agreed with Mid Ulster District Council at Reserved Matters stage shall be implemented as agreed. The scheme shall include details of those trees to be retained and measures for their protection during the course of development and details of a native species hedge to be planted to the rear of the of the visibility splays. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practice. Any tree, shrub or other plant identified in the landscaping scheme dying with 5 years of planting shall be replaced in the same position with a plant of a similar size and species.

Reason: In the interests of visual amenity, to protect the rural character of the countryside and ensure the development satisfactorily integrates into the countryside.

Condition 4

A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the RS1 form.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Condition 5

The boundary between the application site and No. 68 Hillhead Road shall be defined by closed board wooden fencing and native species hedgerow.

Reason: To protect the residential amenity of No. 68 Hillhead Road.

Condition 6

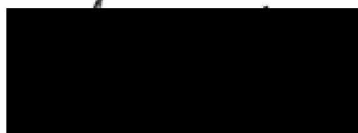
The dwelling design which will be approved at Reserved Matters stage shall have no windows facing into the private rear amenity space enjoyed by No. 68 Hillhead Road.

Reason: To protect the residential amenity of No. 68 Hillhead Road.

Informatives

The applicant is advised to refer to the informative advice provided by consultees in their responses which are available to view at www.midulstercouncil.org. The applicant is also advised that this permission does not confer title. Please ensure that you control all the lands necessary to carry out the proposed development.

Dated: 12th March 2025



Planning Service Lead - Local Planning

